

**31 Leontes Way, Coolbellup, WA, 6163**

**House For Sale**

Thursday, 28 November 2024



**31 Leontes Way, Coolbellup, WA, 6163**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



**Ann Bashi Brown**

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## Stylish Quality Home

This charming residence offers an idyllic setting for families to flourish. This home features a versatile living space with an extended living area, once a third bedroom, can easily be transformed back to accommodate growing needs.

Every inch of this delightful property has been thoughtfully designed to maximise comfort and convenience. The bathroom comes with a bathtub and newish vanity, whilst the Open-plan Living, Dining, and Kitchen area serves as the heart of the home, a space where memories are waiting to be made. The kitchen, equipped with a dishwasher and breakfast bar, is perfect for busy mornings or casual dining. A study nook provides an ideal spot for homework or work-from-home arrangements.

Additional practicalities include a separate laundry with ample linen storage and a WC, a reverse-cycle air conditioning for year-round climate control, and the warmth of Jarrah timber and tile flooring underfoot. The double auto garage ensures your vehicles are secure, and the property's fully gated, offers peace of mind.

Outdoors, the reticulated, easy-care yards and paved patio create a splendid setting for entertaining or simply enjoying the Western Australian sunshine. The presence of 20 solar panels ensures energy efficiency, and two sheds offer generous storage solutions.

Positioned on a 396sqm land parcel with a private driveway, this free-standing front house presents an exceptional opportunity for families to secure a slice of the good life.

At a Glance:-

- 2 good size bedrooms, 1 with mirrored Built-in Robe
- 3rd bedroom had been extended to a larger living rm ( seller willing to get it back as a bedroom )
- Bathroom with a Bathtub
- Open plan Living, Dining & Kitchen
- Study Nook
- Kitchen with Dishwasher & Breakfast bar
- Separate Laundry with Linen Cupboards + WC
- Reverse-cycle Air-conditioner
- Jarrah Timber and Tile flooring
- Double auto garage
- Fully gated property
- Gas Hot water System
- 20 SOLAR panels - 6kws
- 2 Sheds - 4m by 3m & 2m by 3m
- Paved Patio Entertainment area
- Easy-care reticulated front yard
- Fully Gated property
- Underground Power
- 396sqm free standing front house - private driveway
- Council Rates \$1744 per annum approx
- Water Rates \$840 per annum approx

Don't miss out, come, and view this beautiful home. Located close to schools, library, and shops. Short drive to Train Station, Freeways, Kardinya Mall, Fiona Stanley Hospital, and Murdoch University. Don't miss out, contact Ann Bashi Brown on 0423 556 389 or email [ann@nextvision\\*\\*\\*](mailto:ann@nextvision***) for further information.

Shopping is well catered for with the local Coolbellup Shopping Centre, Woolworths, Cafes, food outlets, Optimal Pharmacy and Kardinya Shopping Centre which will be undergoing a \$100M re-development project, will be a benefit for Coolbellup residents. Mere minutes to Fiona Stanley & St John of God hospitals, Murdoch University, Seton College,

Kennedy Baptist College, Perth Waldorf School, Murdoch Station, quick access to Freeway, ride the bikes to Bibra Lake Regional Playground, quick drive into the lively Freo Café strip & City Centre, Port Coogee and popular beaches.